Karen Johnson Davidson County
Batch # 1339263 DEEDWARR
10/29/2025 09 32 AM 2 pgs
Fees $13 00 Taxes $4,255 00

20251029-0086004

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF Oct, 2025

NOTARY PUBLIC
My Commission expires

Prepared by:
L Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No 25090040

Address of New Owner
Patrick Allen Cosgrove and Kristen Kelly Cosgrove
409 Wayside Court
Nashville, TN 37205

Send Tax Bills To:
FIRST COMMUNITY MORTGAGE
2822 ROBERT ROSE DR
MURFREESBORO, TN 37129

Tax Information
129-01-0-060 00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jessica B. Bell and Joshua A. Bell, Wife and Husband,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Patrick Allen Cosgrove and Kristen Kelly Cosgrove, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit.

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of A Resubdivision of Lot No 1000 on the Plan of West Meade Farms, Inc , Section XV, of record in Book 8250, Page 65, amending Book 2663, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica B. Bell and Joshua A Bell, married, by Warranty Deed from Bullpen Properties, Inc , a Tennessee Corporation, dated 11/10/2023 and recorded on 11/15/2023 in Instrument No. 20231115-0089048, Register's Office for Davidson County, Tennessee

This is property generally located:
409 Wayside Court, Nashville, TN 37205

SUBJECT TO THE FOLLOWING:

1 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s)
2 Easement, setbacks and all other matters shown on the Plat of record at Book 8250, Page 65, amending Book 2663, Page 55, Register's Office for Davidson County, Tennessee

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Jessica B. Bell and Joshua A. Bell** have caused this instrument to be executed, this the 24 day of Oct, 2025.

Jessica B. Bell

Joshua A. Bell

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jessica B. Bell and Joshua A. Bell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 24 day of Oct, 2025.

My Commission expires: 7/24/26

NOTARY PUBLIC

BRONNER MCCOY LEWIS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LB-PCOS-25-409